



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Enatai Short Plat

Proposal Address: 3020 106th Ave SE

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single-family lots within the R-5 zoning district.

File Number: 18-123987-LN

Applicant: Gary Upper, Jaymarc Homes

Decisions Included: Preliminary Short Plat (Process II)

Planner: Heidi M. Bedwell, Environmental Planning Manager

State Environmental Policy Act Threshold Determination: **Exempt**

Department Decision: **Approval with Conditions**

Heidi M. Bedwell, Environmental Planning Manager
Development Services Department

Application Date: March 6, 2018
Notice of Application: April 5, 2018
Decision Publication Date: July 2, 2020
Appeal Deadline: July 16, 2020

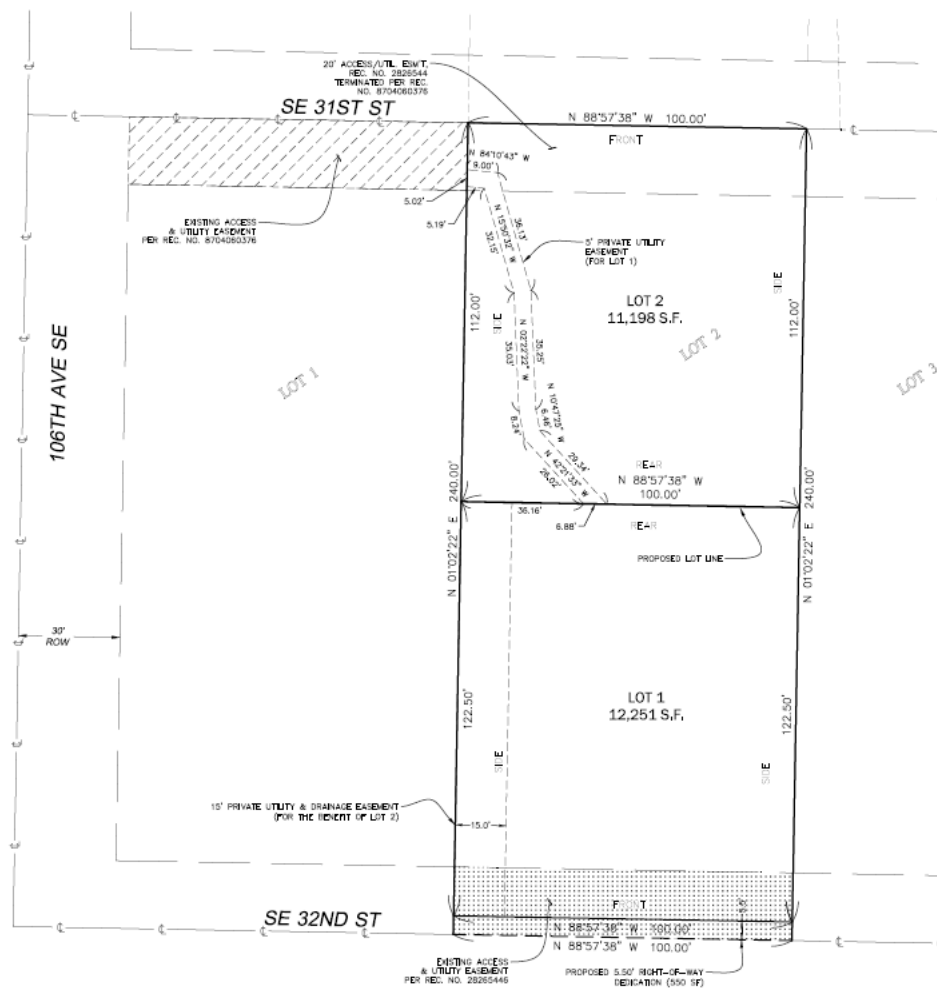
For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (23,449 square feet) into two single-family lots (11,198 and 12,251 square feet). The site is zoned R-5 (a single-family zoning district) and is located within the Southwest Subarea. The minimum lot size in R-5 zoning district is 7,200 square feet. The site contains an existing single-family home that is proposed to be removed.

The proposed two lot short plat is comprised of an existing lot on SE 32nd Street, between 106th Avenue SE and 107th Place SE. The existing lot has one existing single-family home taking access from 106th Avenue SE via a single-family driveway contained in an easement across the neighbor's property. Access for the short plat will be via a new single-family driveway on SE 32nd Street and the existing single-family driveway on 106th Avenue SE.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION, COMPREHENSIVE PLAN AND ZONING CONTEXT

A. Site Description

The subject site is located within an existing single-family neighborhood and is bordered by single-family dwellings. Like much of the neighborhood, the site contains several significant trees comprised mainly of Douglas fir, western red cedar, big-leaf maple and alder species. An existing single-family home is located on the northern portion of the property. The existing home is accessed via a private drive from the west over a portion of the adjacent property. The lot also abuts SE 32nd Street to the south.

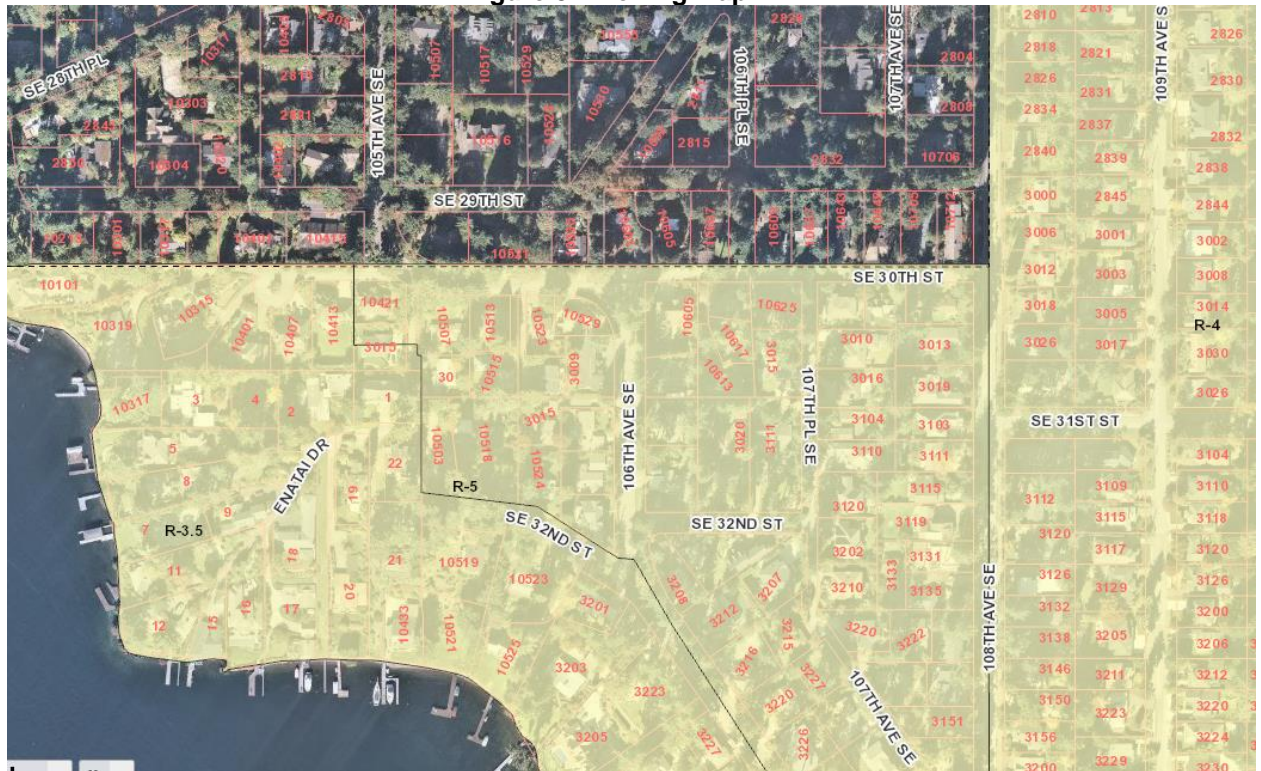
Figure 2 – Aerial Photograph



B. Comprehensive Plan and Zoning Context

The subject site is located in the Southwest Bellevue Subarea and is designated single family high density in the city's comprehensive plan.

Figure 3 – Zoning Map



The following Comprehensive Plan policies apply to the subject property:

Land Use Element

LU-2. Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.

LU-3. Promote a land use pattern and an integrated multimodal transportation system.

LU-11. Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.

Transportation Element

Neighborhood Protection: Policies that address how the city will protect neighborhoods from impacts associated with the transportation system, such as noise, congestion, and cut-through traffic in coordination with the policies of the Neighborhoods Element.

TR-146. Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning, designing, permitting, and construction phases.

Southwest Bellevue Subarea Goals and Policies

POLICY S-SW-13. Retain significant vegetation during the site plan approval and construction process.

POLICY S-SW-1. Support the existing land use patterns and densities as shown on the Land Use Plan (Figure S-SSW.1) with the maintenance of capital facilities and services.

The site and surrounding lots are zoned R-5, a single-family zoning district. The subject proposal is consistent with the intended land uses and development pattern as described in the City's Comprehensive Plan. The proposal will create zoning compliant residential lots and preserve significant trees consistent with the neighborhood character.

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The site and surrounding properties are located in the R-5 single-family zoning district. The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to Table 1 below for discussion of dimensional requirements.

B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	R-5 Southwest Bellevue Comprehensive Plan Designation: Single-Family High	
Gross Site Area	23,449 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1: 11,198 Square Feet Lot 2: 12,251 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 100 Feet Lot 2: 100 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 112 Feet (approx.) Lot 2: 122 Feet (approx.)
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	Existing home to be demolished. Proposed new homes will comply with these requirements.
Access Easement Setbacks	10 Feet from easement	10 Feet

Tree Retention

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City. For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

The applicant has provided a tree survey and supplemental Arborist Report inventorying all healthy and significant trees on the site. According to the report and survey there are approximately 699 diameter inches of healthy trees on the subject site. Per LUC 20.20.900 a minimum of 30% of the tree diameter inches (approximately 210 inches) must be preserved. The applicant is proposing to preserve 9 trees for approximately a total of 296 inches (42%). As part of the final infrastructure approval the applicant shall provide an updated tree inventory and Arborist Report. The infrastructure permit shall include a plan to protect significant trees during construction. The final plat shall include a tree preservation plan depicting the trees required to be saved as part of this short plat application. **Refer to Conditions of Approval regarding Tree Preservation and Protection in Section X of this report.**

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and are less than an acre in size are exempt from SEPA review pursuant to WAC 197-11-800(6), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

1. Surface Water

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to use Downspout Full Infiltration Systems for the roof and Permeable Pavement for the other hard surfaces there will be private storm pipe brought East through private easement for an overflow route. This proposal will meet the requirements triggered for this site. Through the on-site BMPs proposed for roof and other hard surfaces, all stormwater will be handled on site through MR#5 BMPs with an emergency overflow. This project is under the MR#6 threshold for pollution generating hard surfaces and through the use of on-site BMP's this project falls below the thresholds for detention.

2. Water

The water supply for lot 1 of this project will connect to the City of Bellevue owned water main located on 106th AVE SE. The water meter for the existing home can be reused for the development of Lot 1 if it is sized large enough to accommodate future development. If an upgrade in size is required, the water meter is to be abandoned and replaced during construction. An additional new tap is proposed to serve lot 2 on 106th AVE SE.

3. Sewer

Sewer for lot 1 will be provided through a new tap in SE 32nd St. Lot 2 will reuse the existing side sewer stub on SE 32nd ST.

Refer to Conditions of Approval regarding Utilities in Section X of this report.

B. Fire Department Review

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of an existing lot on SE 32nd Street, between 106th Avenue SE and 107th Place SE. The existing lot has one existing single-family home

taking access from 106th Avenue SE via a single-family driveway contained in an easement across the neighbor's property. 106th Avenue SE is a two-lane road classified as a minor arterial. SE 32nd Street is a one lane road classified as a local street. SE 32nd Street is a public road, but currently partially located in a private road easement. Access for the short plat will be via a new single-family driveway on SE 32nd Street and the existing single-family driveway on 106th Avenue SE. No other access connection to city right-of-way is authorized. Each single-family driveway must be a minimum of 10 feet wide and be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Enatai short plat has street frontage on SE 32nd Street. The lot is bordered by single family lots to the east, west, and north. SE 32nd Street is currently a 12-foot-wide one lane local street with a gravel shoulder along the project frontage. SE 32nd Street is a public road, but currently partially located within a private road easement.

The project street frontage improvements shall include:

- Dedicate 5.5 feet of Right-of-Way along SE 32nd Street to accommodate the existing public road width.
- Install a minimum 10-foot-wide single-family driveway approach on SE 32nd Street.
- Construct improvements to the single-family driveway on 106th Avenue SE to provide a minimum 10-foot-wide driveway.
- Sight distance requirements must be met per BCC 14.60.240 at both single-family driveways.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, SE 32nd Street and 106th Avenue SE are classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Enatai Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Transportation in Section X of this report.

D. Clearing and Grading Review

Clearing and Grading Permit Required: The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before plat construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

VI. PUBLIC COMMENT

The City notified the public of this proposal on April 5, 2018, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. Although a public meeting is not required, because the City received a significant amount of public interest in the project a public meeting with interested parties, the applicant, and the city was held on October 30, 2018. Approximately 20 people attended the meeting. Commenters expressed concerns about the following issues: Preservation of Trees, Density of Proposed Project, Impacts on Neighborhood Character, Pedestrian Safety and Traffic, Stormwater Runoff, and Cost of Housing. In response to these comments the applicant revised their proposal to reduce the number of lots from 3 to 2 and revise tree retention which resulted in larger significant trees being preserved. The project will be required to meet all city code standards associated with transportation and utility infrastructure. Cost of housing is not regulated by city code and there is no requirement to provide affordable housing as part of this proposal.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

The original design was revised from 3 lots down to 2 lots and tree retention was revised and increased from originally proposed.

VIII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety, and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography and vegetation. The proposal uses existing access points rather than creating new access and additional site grading.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: Refer to Section III.B of this report for dimensional requirements. As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Code and the City of Bellevue Development Standards. **Refer to Conditions of Approval regarding Variance Restriction in Section X of this report.**

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Southwest Bellevue Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea. See Section II for additional discussion and identified policies.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: As conditioned, each lot can reasonably be developed to current R-5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section X of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Enatai Preliminary Short Plat WITH CONDITIONS.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Janney Gwo,	(425) 452-6190
Fire Code – BCC 23.11	Derek Landis,	(425) 452-6042
Land Use Code – BCC Title 20	Heidi Bedwell	(425) 452-4862
Transportation Develop. Code – BCC 14.60	Ian Nisbet,	(425) 452-4574
Traffic Standards Code 14.10	Ian Nisbet,	(425) 452-4574
Right-of-Way Use Code 14.30	Tim Stever,	(425) 452-4294
Utility Code – BCC Title 24	Sean Wells,	(425) 452-6179

A. GENERAL CONDITIONS:

1. Utilities - Preliminary Design, Codes and Engineering Standards

Utility review has been completed on the preliminary conceptual information submitted at the time of this application. The review has no implied approvals for water, sewer, and storm drainage components of the project. An individual water (UC) permit will be required for the 1" service proposed to serve lot 2. Individual sewer (UA) permits will be required to connect each residence. Water and sewer utilities will be reviewed and approved under the individual water and side sewer permits. The applicant will be required to hand in a drainage report and storm water site plan with each building permit following the design concept proposed for this short plat application.

Authority: BCC Title 24.02, 24.04, 24.06

Reviewer: Sean Wells, Utilities

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

2. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.

- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

3. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

4. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to SE 32nd Street and 106th Avenue SE, pavement restoration in SE 32nd Street and 106th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

The project street frontage improvements shall include:

- Dedicate 5.5 feet of Right-of-Way along SE 32nd Street to accommodate the existing public road width.
- Install a minimum 10-foot-wide single-family driveway approach on SE 32nd Street.
- Construct improvements to the single-family driveway on 106th Avenue SE to provide a minimum 10-foot-wide driveway.
- Sight distance requirements must be met per BCC 14.60.240 at both single-

family driveways.

b) Miscellaneous:

- i) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ii) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, (425) 452-4851

5. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1, existing vegetation near the access point on SE 32nd Street and 106th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ian Nisbet, (425) 452-4851

6. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 32nd Street and 106th Avenue SE will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

7. UPDATED TREE INVENTORY AND ARBORIST REPORT

As part of the clearing and grading permit the applicant shall submit an updated tree inventory and arborist report to ensure all trees are accounted for and that trees outside clearing limits are protected. Arborist shall recommend appropriate tree protection for all trees.

Authority: Land Use Code 20.20.520.E
Reviewer: Heidi M. Bedwell Development Services Department

8. TREE PROTECTION

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit

Authority: Clearing & Grading Development Standards
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

9. CLEARING AND GRADING LIMITS

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

Authority: Clearing & Grading Development Standards
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

10. CONSTRUCTION SEQUENCE

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone

Authority: Clearing & Grading Development Standards
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

11. RAINY SEASON RESTRICTIONS

The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

Authority: Clearing & Grading Code 23.76.093
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

12. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Ian Nisbet, (425) 452-4851

13. Tree Preservation Plan

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

Authority: Land Use Code 20.20.520.E
Reviewer: Heidi M. Bedwell Development Services Department

14. Demolition of existing structures within proposed setbacks

All existing structures shall be removed prior to approval of the final short plat.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6
Reviewer: Heidi M. Bedwell Development Services Department

15. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Heidi M. Bedwell Development Services Department

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Attachments:

1. Preliminary Short Plat Plans
2. Preliminary Tree Inventory
3. Public Comment (in file)